



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Avenue
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Mary Norwood

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Wednesday, June 15, 2016

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, June 15, 2016**, at **9:30 AM**. in **Committee Room 1**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Mary Norwood	Chair	Present	9:30 AM
Carla Smith	Vice Chair	Present	9:30 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:30 AM
Kwanza Hall	Councilmember, District 2	Present	9:30 AM
Alex Wan	Councilmember, District 6	Present	9:30 AM
Howard Shook	Councilmember, District 7	Present	9:31 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:42 AM

Others in Attendance:

Attorney Jeffery Haymore, Law Department; Director Charletta Wilson Jacks, Planning Department; members of the public, media and Council staff.

C. ADOPTION OF AGENDA

ADOPTED AS AMENDED

D. APPROVAL OF MINUTES

APPROVED

E. COMMUNICATION(S)

- 16-C-5086 (1) - A COMMUNICATION FROM COUNCIL PRESIDENT CEASAR C. MITCHELL RE-APPOINTING MRS. MARTHA PORTER HALL TO SERVE AS A MEMBER OF THE BOARD OF ZONING ADJUSTMENT. THIS RE-APPOINTMENT IS FOR A TERM OF TWO (2) YEARS, SCHEDULED TO BEGIN ON THE DATE OF COUNCIL CONFIRMATION.

(Forwarded with no recommendation by Zoning Committee 6/15/16)

RESULT: FORWARDED W/NO RECOMMENDATION
[UNANIMOUS] Next: 6/20/2016 1:00 PM
AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook
ABSENT: Young Jr.

F. ORDINANCES FOR SECOND READING

16-O-1336 (2) - AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG AUTHORIZING THE INSTALLATION OF PUBLIC ART ENTITLED ("EN ROUTE: KING MEMORIAL STATION") AT 377 DECATUR STREET, S.E., ATLANTA, GEORGIA 30312, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]
AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook
ABSENT: Young Jr.

16-O-1239 (3) - Z-16-37 AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE PROPERTIES LOCATED AT THE CASCADE FALLS NEIGHBORHOOD TO THE R-3 AND PD-H (SINGLE FAMILY RESIDENTIAL), RG-3 (MEDIUM DENSITY RESIDENTIAL) AND O-I (OFFICE INSTITUTIONAL) ZONING DISTRICTS AS DESIGNATED BELOW; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-37
NPU / CD	P and Q/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next: 6/20/2016 1:00 PM
AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook
ABSENT: Young Jr.

16-O-1243 (4) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS AMENDED BY ZONING COMMITTEE TO ZONE PROPERTY LOCATED AT THE MARTINS PARK NEIGHBORHOOD TO THE R-4A (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
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Zoning Number	Z-16-36
NPU / CD	Q and P/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1262 (5) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS AMENDED BY ZONING COMMITTEE TO ZONE PROPERTIES LOCATED AT THE SOUTHWEST CASCADE CORRIDOR TO THE MRC-2 (MIXED USED) ZONING DISTRICT AS DESIGNATED BELOW; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-40
NPU / CD	Q and P/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1266 (6) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS AMENDED BY ZONING COMMITTEE TO ZONE PROPERTIES LOCATED AT THE NORTHEAST CASCADE CORRIDOR TO THE O-1 (OFFICE INSTITUTIONAL) AND C-1 (COMMUNITY BUSINESS) ZONING DISTRICTS AS DESIGNATED BELOW; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-38
NPU / CD	Q and P/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1268 (7) - Z-16-41 AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS AMENDED BY ZONING COMMITTEE TO ZONE PROPERTY WITHIN THE NORTHWEST CASCADE BUSINESS CORRIDOR, AS MORE FULLY LISTED HEREIN, TO THE C-1 (COMMUNITY BUSINESS), C-2 (COMMERCIAL SERVICE), OR I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT, AS MORE FULLY SET FORTH HEREIN; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-41
NPU / CD	Q and P/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1273 (8) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS

AMENDED BY ZONING COMMITTEE TO ZONE PROPERTY LOCATED AT 4261 CASCADE ROAD, SW TO THE R-3 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-38
NPU / CD	P and Q/11
Staff Recommendation	Approval
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

16-O-1290 (9) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS AMENDED BY ZONING COMMITTEE TO ZONE 3450 AND 3460 CASCADE ROAD TO THE C-1 (COMMUNITY BUSINESS) DISTRICT; TO ZONE 3434, 3470 AND 0 CASCADE ROAD (TAX PARCEL # 14 024800010473) TO THE R-3 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-16-42
NPU / CD	P and Q/11
Staff Recommendation	Approval, conditional
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 6/20/2016 1:00 PM
AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook
ABSENT: Young Jr.

G. PAPERS HELD IN COMMITTEE

14-O-1348 (10) - U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

RESULT: HELD IN COMMITTEE Next: 6/20/2016 1:00 PM

14-O-1366 (11) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

RESULT: HELD IN COMMITTEE Next: 6/20/2016 1:00 PM

H. ITEMS NOT ON AGENDA

- 16-O-1224 (1) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOM AS SUBSTITUTED BY ZONING COMMITTEE A SUBSTITUTE ORDINANCE TO ZONE THE COTTAGES AT CASCADE NEIGHBORHOOD TO THE RG-2 (RESIDENTIAL GENERAL) ZONING DISTRICT

ON SUBSTITUTE

RESULT: FORWARDED WITH NO RECOMMENDATI
[UNANIMOUS] Next: 6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1225 (2) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE A SUBSTITUTE ORDINANCE TO ZONE THE REGENCY POINTE NEIGHBORHOOD TO THE RG-2 (RESIDENTIAL GENERAL) ZONING DISTRICT AND FOR OTHER PURPOSES

ON SUBSTITUTE

RESULT: FORWARDED WITH NO RECOMMENDATI
[UNANIMOUS] Next: 6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1226 (3) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE THE SANDTOWN NEIGHBORHOOD IDENTIFIED ON EXHIBIT "A" TO THE R-2 (SINGLE FAMILY RESIDENTIAL), R-3 (SINGLE FAMILY RESIDENTIAL-CITY OF ATLANTA), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (TWO FAMILY RESIDENTIAL), PDH (PLANNED DEVELOPMENT-HOUSING), C-1 (COMMUNITY BUSINESS) AND MRC-1 (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES. AND FOR OTHER PURPOSES.

ON SUBSTITUTE

RESULT: FORWARDED WITH NO RECOMMENDATI
[UNANIMOUS] Next: 6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1227 (4) - AN ORDINANCE BY COUNCIL MEMBER KEISHA LANCE BOTTOMS TO ZONE THE CASCADE MANOR NEIGHBORHOOD IDENTIFIED ON EXHIBIT "A" TO THE R-3 (SINGLE FAMILY RESIDENTIAL-CITY OF

ATLANTA) ZONING DISTRICT; AND FOR OTHER PURPOSES

RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next:
6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1228 (5) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE PROPERTY HAVING A STREET ADDRESS OR PARCEL IDENTIFICATION NUMBER OF 4001, 4040, 4068, 4084 (BOTH TAX PARCELS 14F 0028 LL1002 & 14F 0028 LL 0996) AND 4100 DANFORTH ROAD AND 1240 KIMBERLY ROAD TO THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; TO ZONE PROPERTY HAVING A STREET ADDRESS OR PARCEL IDENTIFICATION NUMBER OF 4020 DANFORTH ROAD, 1215 KIMBERLY ROAD AND 0 KIMBERLY ROAD (14F 0028 LL 0780) TO THE O-I (OFFICE-INSTITUTIONAL) DISTRICT; TO ZONE PROPERTY HAVING A STREET ADDRESS OF 4060 DANFORTH ROAD TO THE C-1 (COMMUNITY BUSINESS) DISTRICT; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] Next:
6/20/2016 1:00 PM

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook

ABSENT: Young Jr.

- 16-O-1354 (6) - MPRA-16-01 AN ORDINANCE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE, LOCATED AT 2196 MAIN STREET, N.W., 0.241 ACRES IN LAND LOT 253, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MAJID GHANOUNI APPLICANT: CAMERON GHANOUNI NPU-D COUNCIL DISTRICT 9

Application File Date	
Zoning Number	MRPA-16-01
NPU / CD	D/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZONING COMMITTEE

16-O-1355 (7) - MRPA-16-02 AN ORDINANCE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW SINGLE-FAMILY HOUSE, LOCATED AT 2669 GEORGE STREET, N.W., 0.199 ACRES IN LAND LOT 253, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MAJID GHANOUNI APPLICANT: CAMERON GHANOUNI NPU-D COUNCIL DISTRICT 9

Application File Date	
Zoning Number	MRPA-16-02
NPU / CD	D/9
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZONING COMMITTEE

I. REMARKS FROM THE PUBLIC

J. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at

Respectfully submitted:


Angela Campbell, Legislative Assistant


Theo Pace, Research & Policy Analyst


The Honorable Mary Norwood, Chair